

Maryville Planning Commission
February 23, 2015

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:01 p.m. on February 23, 2015 in the Village Hall.

Roll Call:

Members in Attendance: R. Covarrubias, D. Drobisch, S. Frey, D. Keene, T. Nemsky, C. Vincent

Members Absent: M. Floyd

Additional Attendees: K. Flaughner, L. Gulledge, B. Massa, R. Schmidt, C. Short

Chairperson Covarrubias requested a review of the minutes from the December 1, 2014 meeting.

C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by D. Drobisch. Motion carried all ayes.

Recommendation of Preliminary Development Plan / Hunziker Subdivision

The proposed subdivision is at the edge of Maryville Meadows, an extension of off Dogwood. The proposed subdivision would consist of four lots. Lots 1 – 3 would be a minimum of 1 acre in size, Lot #4 would be over 5 acres in size with a lake. The subdivision would be on private sewer systems.

A review memo was received from Juneau Engineering & Land Surveying dated February 17, 2015. 5 comments were made and by copy of the memo are made a part of these minutes. The comments were reviewed by the Planning Commission. Several concerns were stated by the Planning Commission regarding an easement for maintenance of the dam, the classification of the dam due to the development of a lot below the dam, the lack of any proposed covenants or a homeowners association.

C. Vincent made a motion to table any actions by the Planning Commission until the developer could respond to the questions regarding grading, easement(s), drainage, maintenance of the dam on lot #4 and any downstream drainage from the overflow of the dam. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Drobisch-no, Frey-aye, Keene-aye, Nemsky-aye, Vincent-aye. Motion carried 5 - 1.

Recommendation Preliminary Development Plan / Mid America Plastic Surgery

The proposed development is located at 4955 S. Rte. #159 (currently Budget Blinds). J. Venvertloh was present to answer questions on the development. The proposed building will be 9800 sq. ft. and hold two tenants. An eight inch water line will be bored under Rte. #159 from the East side to the proposed development on the West side. A private duplex pump grinder system will be installed to connect to the Village sewer system on the North East corner of Rte. #159. Storm water detention will be handled on site. The developer will be requesting a variance from the required 78 parking spaces to 68 parking spaces.

IDOT / JULIE is requiring that the Village of Maryville agree to maintain the private duplex pump station as it is located in the right of way.

D. Drobisch made a motion to recommend approval of the preliminary plat contingent on the developer reaching an agreement with the Village of Maryville on maintenance of the private duplex pump station, requesting and getting approval for a variance in the number of parking spaces, and satisfactorily resolving the comments in the letter dated February 16, 2015 for job # E150706 from Juneau Engineering & Land Surveying. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Drobisch-aye, Frey-aye, Keene-aye, Nemsky-abstained, Vincent-aye. Motion carried 5 - 1.

Other Business

Chairperson Covarrubias requested for comments from the public.

There being no comments from the public and no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by C. Vincent. The motion carried all ayes.